

3/04/10 9:18:30
DK W BK 628 PG 166
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Federal Home Loan Mortgage Corporation c/o
Wells Fargo Bank, NA
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

**Substitute Trustee's Deed
Indexing Instructions**

Lot 61, 1st Addition, Cherokee Ridge S/D, Part of Cherokee Valley PUD, in Section 31, T1S, R6W, DeSoto Co.,
MS of record in Plat Book 72 at page 44

STATE OF MISSISSIPPI
COUNTY OF Desoto

WHEREAS, on the 27th day of February, 2009 and acknowledged on the 27th day of February, 2009, Samuel Hoskin aka Samuel L. Hoskin a married man and Tiffany Hoskin aka Tiffany A. Hoskin, a married woman, executed and delivered a certain Deed of Trust unto Kathryn L. Harris, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 3001 at Page 450; and

WHEREAS, on the 4th day of January, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3121 at Page 520; and

WHEREAS, on the 5th day of January, 2010 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3123 at Page 169; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated February 1, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in Desoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 2nd day of March, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 2nd day of March, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 61, 1st Addition, Cherokee Ridge Subdivision, Part of Cherokee Valley PUD, in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 72, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$ 345,000.00 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wells Fargo Bank, NA, has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA, as the highest and best bidder to Federal Home Loan Mortgage Corporation, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal Home Loan Mortgage Corporation the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee

cab/F09-3767

WITNESS MY SIGNATURE, this the 3 day of March, 2010.

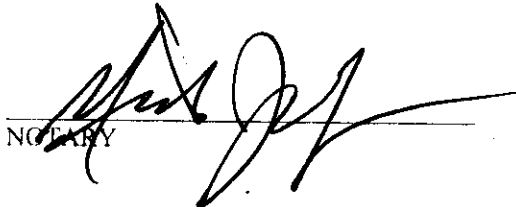


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 3 day of March, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF Desoto

WHEREAS, on the 27th day of February, 2009 and acknowledged on the 27th day of February, 2009, Samuel Hoskin aka Samuel L. Hoskin a married man and Tiffany Hoskin aka Tiffany A. Hoskin, a married woman, executed and delivered a certain Deed of Trust unto Kathryn L. Harris, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 3001 at Page 450; and

WHEREAS, on the 4th day of January, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3121 at Page 520; and

WHEREAS, on the 6th day of January, 2010, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3123 at Page 189; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 2nd day of March, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse, at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in Desoto County, Mississippi, to-wit:

Lot 51, 1st Addition, Cherokee Ridge Subdivision, Part of Cherokee Valley PLUD, in

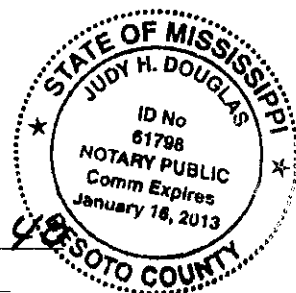
Volume No. 115 on the 9 day of Feb., 2010
Volume No. 115 on the 16 day of Feb., 2010
Volume No. 115 on the 23 day of Feb., 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 23 day of Feb., 2010

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 72, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.
of 377 words @ .12 \$ 45.24
ent insertions of 754 words @ .10 \$ 75.40
cation and depositing to same \$ 3.00

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day February 1, 2010

Emily Kaye Courteau
Substitute Trustee

2309 Oliver Road

Monroe, LA 71201

(318) 330-9020

cab/F09-3787

PUBLISH: 2-9-10 / 2-16-10 / 2-

23-10

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o, MS 38632 • 662.429.6397 • Fax: 662.429.5229